

## WELLS STREET W1T 3PL

£2,600 PER MONTH

With the living room converted in to a second bedroom, we offer this two bedroom apartment situated in a highly desirable location just off Oxford Street. This smart apartment is situated on the raised ground floor, comprises of a separate kitchen with modern integrated appliances, two double bedrooms and a modern tiled three piece bathroom.

Wells Street is located just off Mortimer Street where shops and amenities are on your door step. Oxford Circus (Victoria, Central and Bakerloo Line) and Goodge Street (Northern Line) are within a few minutes walk.

Available 2nd August 2025 on a furnished basis.

**Hemmingfords**

## Furnival Mansions, W1T

Approximate Gross Internal Area

400 sq ft / 37.16 sq m

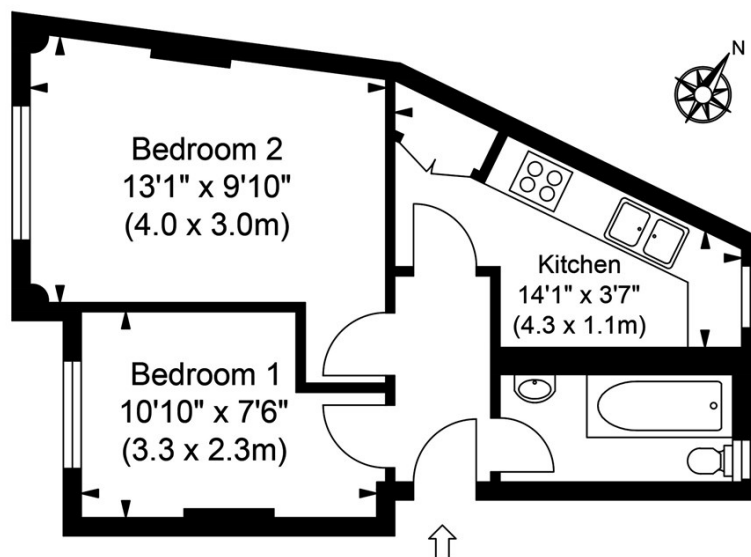


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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